



# Leggett & James

The Vale of Evesham Property Experts



## Ivy Cottage Cleeve Road

Middle Littleton, Evesham, WR11 8JR

Asking Price £350,000



Set in a fantastic plot that approaches 0.25 of an acre, this superb traditional three bedroom semi detached house has plenty to offer.

The property offers scope for improvement or extension (subject to planning approval) whilst in addition to the generous plot, there is also a detached garage and a perfect outside office space.

The property is available with no onward chain and viewing is highly recommended to appreciate all that is on offer.





Entrance Hall

An obscure double glazed front door opens to the entrance hall, which has stairs to the first floor and a door to:

Living Room 15'3 x 13'3 (4.65m x 4.04m)

With double glazed windows to the front and side, a panel radiator, TV connect, a useful built in store cupboards and a gas fire set into a decorative surround. Door to:

Dining Room 10' x 8' (3.05m x 2.44m)

Having built in storage and a sliding door that opens to a walk in larder 8'2 x 2'9 with its own window.

An open arch from the dining room leads through to:

Kitchen 10'3 x 10'2 (3.12m x 3.10m)

With a double glazed window to the rear and fitted with a range of cupboards, drawers and work surfaces, a single drainer sink and a four ring electric cooker hob with extractor hood above and oven below. There is also plumbing for a washing machine and space for a fridge.

Door to:

Rear Hall

Having an obscure double glazed door to the rear garden and a further door to:

Shower Room

With an obscure double glazed window and refitted with stylish modern white suite, comprising a low level WC, vanity wash basin and a walk in shower enclosure with a glass splash screen and wall mounted electric shower. The room is further complemented by inset spot lighting, a radiator with heated towel rail and decorative tiling.

First Floor Landing

Doors lead off to:

Bedroom One 13'4 x 9' (4.06m x 2.74m)

Having a double glazed window to the front, panel radiator and a feature decorative cast iron fireplace.

Bedroom Two 10'3 x 9'1 (3.12m x 2.77m)

With a double glazed window to the rear, panel radiator and a decorative cast iron fireplace.

Bedroom Three 10' x 8'5 (3.05m x 2.57m )

With a double glazed window to the front and a panel radiator.

Outside

The property offers an enviable outside space that in total amounts to around 0.25 of an acre, making for a perfect area of secluded garden, ideal for anyone who wants or need that extra space.

There is plenty of parking space available along with a Detached Garage 17' x 9'4 having an up and over door, power and lighting.

There is also a Home Office: 11'4 x 10'1 with its own entry door, twin doors at the rear which open to it's own enclosed garden space and fitted with a range of office furniture.

Referrals

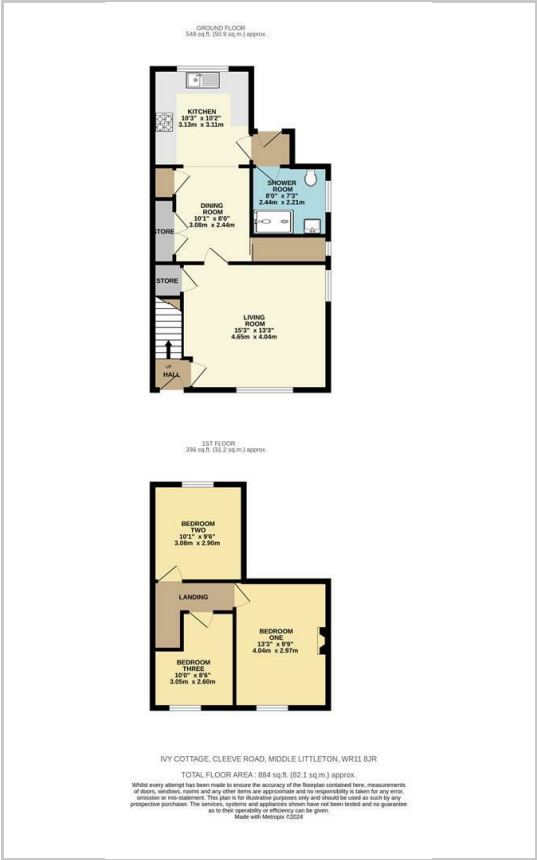
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Area Map



Floor Plans



Energy Efficiency Graph

